



**City of Santa Clara
PLANNING COMMISSION
MEETING AGENDA**

Wednesday, September 28, 2011 – 7:00 P.M.

**CITY COUNCIL CHAMBERS
1500 Warburton Avenue
Santa Clara, CA 95050**

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| <p>Please refer to the Planning Commission Procedural Items coversheet for information on all procedural matters.</p> |
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ITEMS FOR COUNCIL ACTION

The following items from this Planning Commission agenda will be scheduled for Council review following the conclusion of hearings and recommendations by the Planning Commission. Due to timing of notices for Council hearings and the preparation of Council agenda reports, these items will not necessarily be heard on the date the minutes from this meeting are forwarded to the Council. Please contact the Planning Division office for information on the schedule of hearings for these items:

Agenda Item #7.B. 2012 Calendar of Planning Commission Meetings

Agenda Item #8.A. File No.(s): PLN2011-08245 (Rezone) Address: 1091 Fremont Street

1. PLEDGE OF ALLEGIANCE and INVOCATION

2. ROLL CALL

3. DISTRIBUTION OF AGENDA AND STAFF REPORTS

Copies of current agendas and staff reports for each of the items on the agenda are available from the Planning Division office on the Friday afternoon preceding the meeting and are available at the Commission meeting at the time of the hearing.

4. DECLARATION OF COMMISSION PROCEDURES

5. REQUESTS FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES

- A. Withdrawals
- B. Continuances without a hearing
- C. Exceptions (requests for agenda items to be taken out of order)

6. ORAL PETITIONS/ ANNOUNCEMENTS AND COMMUNICATIONS

Members of the public may briefly address the Commission on any item not on the agenda.

7. CONSENT CALENDAR

Consent Calendar items may be enacted, approved or adopted, based upon the findings prepared and provided in the written staff report, by one motion unless requested to be removed by anyone for discussion or explanation. If any member of the Planning Commission, staff, the applicant or a member of the public wishes to comment on a Consent Calendar item, or would like the item to be heard on the regular agenda, please notify Planning staff, or request this action at the Planning Commission meeting when the Chair calls for these requests during the Consent Calendar review. Items listed on the Consent Calendar with associated file numbers constitute Public Hearing items.

7.A. Planning Commission Minutes of August 3, 2011

7.B. 2012 Calendar of Planning Commission Meetings

*****END OF CONSENT CALENDAR*****

8. PUBLIC HEARING ITEMS

- 8.A. File No.:** **PLN2011-08845**
Address: 2909 Lakeside Drive, a 1.8 acre parcel on the east side of Lakeside Drive, approximately 435 feet north of Augustine Drive (APNs: 216-30-043 & 044). Property is zoned Commercial Park (CP)
Applicant: Luke Oberson, X/S Partners, LLC
Owner: Mock Trust
Request: **Use Permit** to allow restaurant and nightclub use with live entertainment and full food and alcohol service
CEQA Determination: Categorically Exempt per Section 15301, Existing Facilities
Project Planner: Debby Fernandez, Associate Planner
Staff Recommendation: **Approve, subject to conditions**
- 8.B. File No.:** **PLN2011-08789**
Address: 2342 Walsh Avenue, a 12.55 acre site located at the southwest corner of the intersection of San Tomas Expressway and Walsh Avenue (APNs: 224-11-063 and 64). Property is zoned Light Industrial (ML).
Applicant: Brian Nunez, Tribal Fit, LLC
Owner: PS Business Parks, Inc
Request: **Use Permit** to allow a 4,650 square foot personal fitness training facility within an existing office park
CEQA Determination: Categorically Exempt per Section 15301, Existing Facilities
Project Planner: Payal Bhagat, Assistant Planner II
Staff Recommendation: **Approve, subject to conditions**
- 8.C. File No.(s):** **PLN2010-08245**
Address: 1091 Fremont Street a 0.36 acre (15,958 sq.ft.) parcel located at the northeast corner of Main Street and Fremont Street)
Applicant: Sal Caruso
Owner: Patricia Machado
Request: **Rezone** from R1-6L (Single-Family) to PD (Planned Development) to facilitate the expansion and conversion of an existing detached accessory structure into an second dwelling unit, and the proposed construction of a separate 440 square foot detached carport.
CEQA Determination: Categorically Exempt per CEQA Section 15303
Project Planner: Payal Bhagat, Assistant Planner II
Staff Recommendation: **Recommend Denial to the City Council**

9. OTHER BUSINESS

9.A. Commission Procedures and Staff Communications

i. Announcements/Other Items

ii. Report of the Director of Planning and Inspection

- City Council Actions

iii. Commission/Board Liaison and Committee Reports

- Architectural Committee: Commissioners Stattenfield and Mayer
- Station Area Plan: Commissioner Champeny
- General Plan sub-Committee: Commissioners Champeny and O'Neill

iv. Commission Activities

- Commissioner Travel and Training Reports

v. Upcoming agenda items

10. ADJOURNMENT

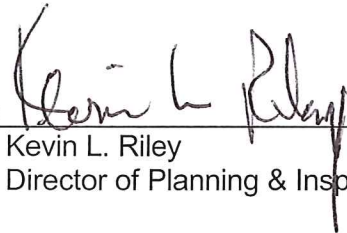
Adjourn. The next regular Planning Commission meeting will be held on Wednesday, October 19, 2011, at 7:00 p.m.

Prepared by:



Gloria Sciara, AICP
Development Review Officer

Approved by:



Kevin L. Riley
Director of Planning & Inspection

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